

MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT
MOUNT VERNON COUNTRY CLUB CORPORATION

BOARDS OF DIRECTORS REGULAR MEETINGS
MAY 20, 2021

The Boards of Directors of Mount Vernon Country Club Metropolitan District and MVCC Corporation held their monthly Regular Meetings by telephonic meeting on Thursday, May 20, 2021.

The meeting was called to order by president Tom Weimer at 7:00 p.m.

Record of Attendance: Board members Charlotte Abel, Andrew Price and John Stringer; Marcos Pacheco of CRS; and General Manager John Stebbins participated via Zoom. Director Walter Crawford had been excused from attending due to illness. No record of attendance was made.

MVCC Metro District Business

Approval of Minutes

Upon motion duly made by Andrew Price, seconded, and approved by a vote of 4-0, THE MINUTES OF THE MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT and CORPORATION BOARDS OF DIRECTORS' REGULAR MEETINGS OF APRIL 15, 2021 WERE APPROVED, AS WRITTEN.

Financial Reports

Mount Vernon Canyon Club:

Positive variances to budget revenue were noted for activities/recreation, wellness, membership, pool, and G&A; negative variances for food/beverage, racquets, and facilities maintenance. A positive NOI year-to-date variance to budget was reported. The financial forecast of Clubhouse operations, reports of membership Initiation Fees and dues, as well as the PACE Report were presented by the General Manager. He also noted that, in order to manage expenses, IT, printers, and payroll processing services are being evaluated for value, efficiency and cost.

Some of the limiting COVID regulations are still in place (some are at the discretion of Mount Vernon) and the Club is continually adapting and working to accommodate the varying wishes and comfort levels of its members.

Metro District: The May 13, 2021 Cash Position Summary, and April 30, 2021 Combined Balance Sheet, Statements of Revenues, Expenditures and Change in Fund Balance for all funds, and delinquent-account reports were reviewed with the Board.

Payment of Claims: Vendor claims were presented for review and ratification.

Upon motion duly made by John Stringer, seconded, and approved by a vote of 4-0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB

METROPOLITAN DISTRICT ACCEPTED AND RATIFIED THE PAYMENT OF CANYON CLUB CLAIMS TOTALING \$146,176.79 FOR THE PERIOD APRIL 10 TO MAY 14, 2021; AND METRO DISTRICT CLAIMS OF \$67,370.68 FOR THE PERIOD APRIL 19 TO MAY 6, 2021.

Delinquent Accounts

Mount Vernon Canyon Club member accounts that are six months or more delinquent are being reviewed for possible collection and/or write-off.

COVID Funding

Additional funds have been received and CRS is looking into the possibility of receiving reimbursement for lost revenue.

District Operations

Land Sales Update

Lot 6, Mariposa Vale - Resolution Authorizing the Conveyance of Real Property

The sale of Lot 6, Mariposa Vale, is scheduled to close on May 27, 2021.

Upon motion duly made by Andrew Price, seconded, and approved by a vote of 4/0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT APPROVED THE *RESOLUTION AUTHORIZING THE CONVEYANCE OF REAL PROPERTY* AUTHORIZING BOARD PRESIDENT R. THOMAS WEIMER TO ACCEPT THE PURCHASE OFFER ON LOT 6 (MARIPOSA VALE), AND TO TAKE ALL ACTIONS NECESSARY TO CLOSE ON THE SALE AND DISTRIBUTE FUNDS. The *Resolution* is attached in its entirety and made part of these Minutes.

Water System Updates

Wastewater Treatment Permit:

The initial work performed by JVA has received the tentative approval of CDPHE and, if JVA is successful in completing the work by May 2022, the new permit will be issued then.

Upon motion duly made by Charlotte Abel, seconded, and approved by a vote of 4-0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT APPROVED A CAPITAL EXPENDITURE OF \$19,500 FROM THE WATER RESERVE FUND TO *JVA CONSULTING ENGINEERS* AND AUTHORIZED BOARD PRESIDENT R. THOMAS WEIMER TO SIGN THE LETTER AGREEMENT WITH JVA DATED MAY 18, 2021 FOR ENGINEERING SERVICES TO UPDATE THE PERMIT FOR THE DISTRICT'S EXISTING WASTEWATER TREATMENT FACILITY.

Tower Hill Water-Tank Liner Project:

Upon motion duly made by John Stringer, seconded, and approved by a vote of 4-0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT APPROVED A CAPITAL EXPENDITURE OF \$6,300 FROM THE WATER RESERVE FUND TO *JVA CONSULTING ENGINEERS* AND AUTHORIZED BOARD PRESIDENT R. THOMAS WEIMER TO SIGN THE LETTER AGREEMENT WITH JVA DATED MAY 19, 2021 FOR ENGINEERING SERVICES RELATED TO THE TOWER HILL WATER STORAGE TANK IMPROVEMENTS.

The lining of the tank is currently scheduled to begin on June 21, 2021 and is expected to take approximately ten (10) days.

Trash/Recycling Contract

Upon motion duly made by Andrew Price, seconded, and approved by a vote of 4-0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT APPROVED THE *AGREEMENT TO PROVIDE SERVICES* AND AUTHORIZED BOARD PRESIDENT R. THOMAS WEIMER TO SIGN AND ENTER INTO AN AGREEMENT WITH *SSP WASTE, LLC*, EFFECTIVE JANUARY 1, 2022, FOR TRASH AND RECYCLING SERVICES.

RV Storage

A plan and cost estimates to improve the RV/vehicle storage area have been prepared; guidance on how to cover the costs of the project has been requested from the FPC.

Conservation Easement

Work on a conservation easement on the Custer Wash continues, with consideration being given to delaying the implementation of the approved Forest Management Plan (the "Plan") in order to allow time to apply for a grant to cover the costs of the Plan or a loan to fund the upfront costs of the easement transaction.

General Services

Metro District-Owned House at 25201 Centennial Trail

Thanks to the generosity and work of Mount Vernon volunteers, repairs and improvements to the Metro District-owned house at 25201 Centennial Trail are nearing completion and the house has been rented.

Roads/Trails Use

The key focus will be on the entrance to Cody Park, clear and visible signage at all access points to Mount Vernon property, and possible intermittent and contracted security service in the future to control unauthorized access.

BOARD OF DIRECTORS

May 20, 2021

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Board Letter

A Board Letter will be prepared and will include financial and membership updates; land sales update; date of Annual Meeting of Proprietary Members, tree spraying reminder, and 2021 Board meeting dates.

June Board Meeting

The next regular meeting of the District and Corporation Boards is scheduled for Thursday, June 17, 2021 at 7:00 p.m. The meeting will be held at the Clubhouse, with a Zoom attendance option.

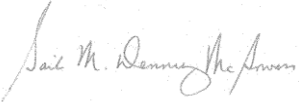
Mount Vernon Country Club Corporation Business

95th Annual Meeting of Proprietary Members

The 95th Annual Meeting of Proprietary Members will be held at 7:00 p.m. on Wednesday, June 23, 2021 at the Clubhouse. A Zoom option will be available.

There being no further business to come before the Boards, the meetings of MVCC Metro District and Corporation were adjourned at 9:40 p.m.

Respectfully submitted,



Gail M. McGowan, Secretary

**MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT
RESOLUTION AUTHORIZING THE CONVEYANCE OF REAL PROPERTY**

WHEREAS, the Mount Vernon Country Club Metropolitan District (“District”), a political subdivision and quasi-municipal corporation of the State of Colorado is authorized to convey the parcel described and referenced in the attached American Surveys, LLC land survey dated January 30, 2021.

NOW, THEREFORE, be it resolved by a Quorum of the Board of Directors of the Mount Vernon Country Club Metropolitan District, after extensive consideration, do hereby authorize Robert Thomas Weimer, President of the District, to accept the Purchase Offer for the parcel identified as

Lots 120-126 inclusive, Lots 195-202 inclusive,
those parts of Lots 91-94 inclusive and Lots 117-119 inclusive lying
East of Mariposa Vale and those parts of Lots 193 and 194 lying
West of Mistletoe, all in Block E of
Mount Vernon Club Place,
in the County of Jefferson, State of Colorado

00 Mariposa Vale, Golden, Colorado 80401 (formerly Lot 6)

from Dane Erickson and Bazi Kanani (“Purchaser”) in the total amount of \$190,000; and to undertake, in consultation with legal counsel, all actions necessary to close on the sale to Purchasers at the earliest possible date. A MVCC Metropolitan District water tap will be purchased separately for \$65,000.

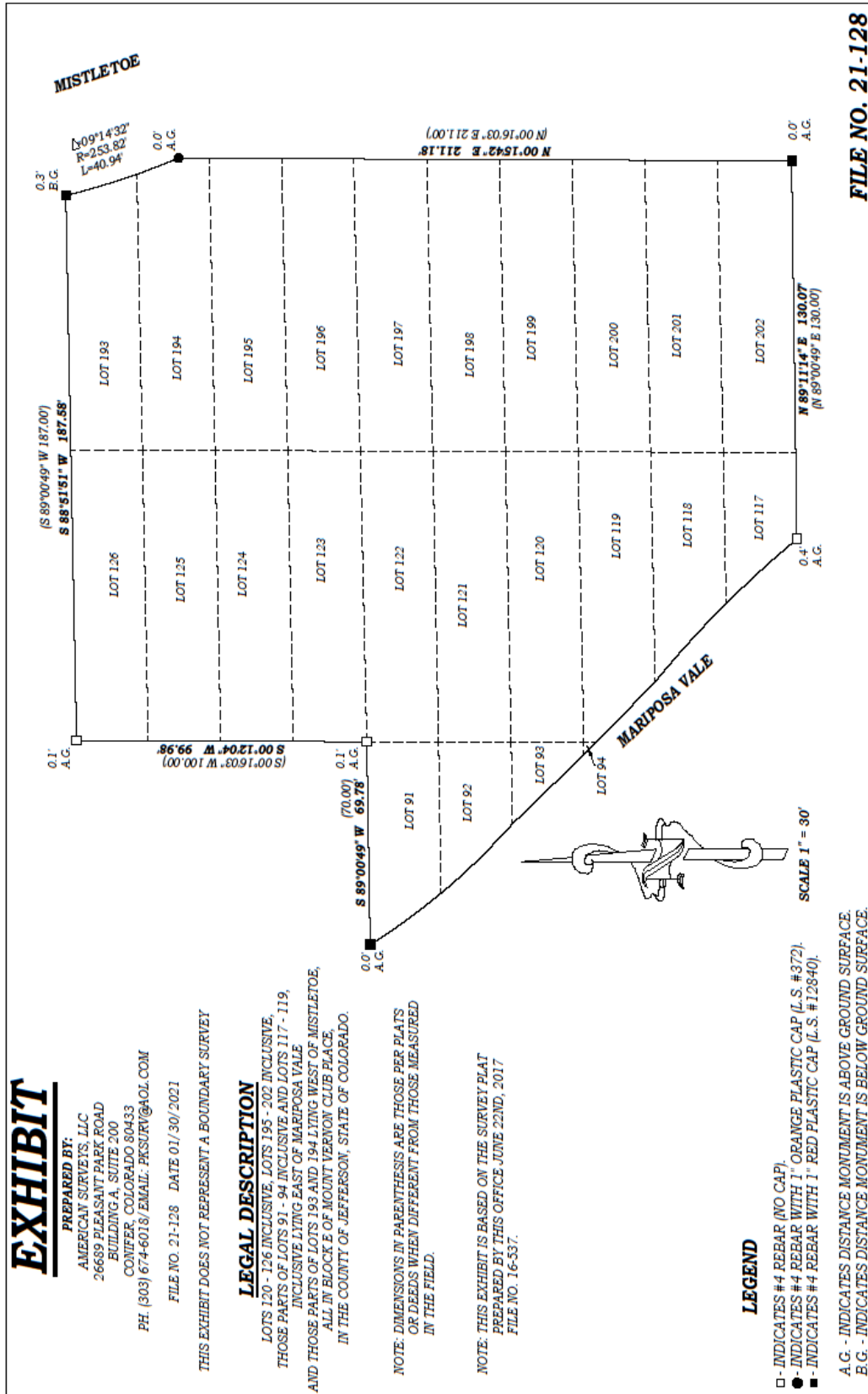
ADOPTED AND APPROVED this _____ day of May 2021.

MOUNT VERNON COUNTRY CLUB
METROPOLITAN DISTRICT

By: _____
John Stringer
Vice President

ATTEST:

By: _____
Gail M. McGowan, Secretary



EXHIBIT

PREPARED BY:
 AMERICAN SURVEYS, LLC
 26689 PLEASANT PARK ROAD
 BUILDING A, SUITE 200
 CONIFER, COLORADO 80433
 PH. (303) 674-6018 / EMAIL: PKSURV@AOL.COM

FILE NO. 21-128 DATE 01/30/2021

THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY

LEGAL DESCRIPTION

LOTS 120 - 126 INCLUSIVE, LOTS 195 - 202 INCLUSIVE,
 THOSE PARTS OF LOTS 91 - 94 INCLUSIVE AND LOTS 117 - 119,
 INCLUSIVE LYING EAST OF MARIPOSA VALE
 AND THOSE PARTS OF LOTS 193 AND 194 LYING WEST OF MISTLETOE,
 ALL IN BLOCK E OF MOUNT VERNON CLUB PLACE,
 IN THE COUNTY OF JEFFERSON, STATE OF COLORADO.

NOTE: DIMENSIONS IN PARENTHESIS ARE THOSE PER PLATS
 OR DEEDS WHEN DIFFERENT FROM THOSE MEASURED
 IN THE FIELD.

NOTE: THIS EXHIBIT IS BASED ON THE SURVEY PLAT
 PREPARED BY THIS OFFICE JUNE 22ND, 2017
 FILE NO. 16-537.

LEGEND

- - INDICATES #4 REBAR (NO CAP).
- - INDICATES #4 REBAR WITH 1" ORANGE PLASTIC CAP (L.S. #372).
- - INDICATES #4 REBAR WITH 1" RED PLASTIC CAP (L.S. #12840).

A.G. - INDICATES DISTANCE MONUMENT IS ABOVE GROUND SURFACE.
 B.G. - INDICATES DISTANCE MONUMENT IS BELOW GROUND SURFACE.

FILE NO. 21-128